



**#2023-193**  
**35 E. Berkshire Drive – SUP and Final PUD**  
**Amendment**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	December 6, 2023
<b><u>Request:</u></b>	Special Use Permit to allow a sit-down restaurant and a Final PUD Amendment to allow a variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces.
<b><u>Location:</u></b>	35 E. Berkshire Drive
<b><u>Acreage:</u></b>	Approximately 1,200 square feet
<b><u>Existing Zoning:</u></b>	B-1 PUD – Neighborhood Business PUD
<b><u>Surrounding Properties:</u></b>	North: B-2 – General Commercial South: R-2 – Single-Family Residential East: RE – Residential Estate West: B-1 – Neighborhood Business
<b><u>Staff Contact:</u></b>	Katie Rivard (815.356.3612)

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**Background:**

- **Existing Use:** The subject property is the existing Coventry Plaza shopping center.
- **Previous Approvals:**
  - In 1985, Coventry Plaza was rezoned from B-1 zoning district to B-1 PUD zoning district. The adopted PUD includes a list of specific permitted uses, in addition to any normally permitted uses in the B-1 Neighborhood Business zoning district. Sit-down restaurants were specifically prohibited.
  - The intent of the adopted PUD was to allow relief from the B-1 zoning district permitted use list that maintains some protection to the surrounding residences while expanding the convenience of retail sales and services within limitations.
  - In 1992, the PUD ordinance was amended to allow sit-down restaurants as a special use permit (SUP).

**Development Analysis:**

**General**

- **Request:** The petitioner is requesting a Special Use Permit to allow a sit-down restaurant per Ordinances No. 2563 and 3526, and a Variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces within Coventry Plaza.
- **Land Use:** The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.
- **Zoning:** The site is zoned B-1 PUD Neighborhood Business, which permits uses that are intended to serve the neighborhood, and not multiple neighborhoods, City-wide or region-wide.
- The petitioner is requesting to allow a sit-down restaurant. The restaurant is currently take-out only. The proposal is to become a dine-in, full-service restaurant with 64 seats.
- In order to accommodate additional seating, the petitioner will expand from one unit to two.
- Other uses in the center include: cleaners/laundromat, hair salon, Dairy Queen, bakeries and retail uses such as a piano store, smoke store, and barbeque supply store.
- The variation request from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces accounts for all the required parking for the current businesses in the shopping center.

**Findings of fact:**

**SPECIAL USE PERMIT**

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.  
 *Meets*                       *Does not meet*
  
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.  
 *Meets*                       *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.  
 *Meets*                       *Does not meet*
  
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.  
 *Meets*                       *Does not meet*
  
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.  
 *Meets*                       *Does not meet*
  
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.  
 *Meets*                       *Does not meet*
  
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.  
 *Meets*                       *Does not meet*
  
8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.  
 *Meets*                       *Does not meet*
  
9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.  
 *Meets*                       *Does not meet*
  
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.  
 *Meets*                       *Does not meet*

## **FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

Article 4-200D.5 Full Service Restaurants:

- 1 space per 250 SF GFA or 1 space per 4 seats based upon the capacity of the fixed or moveable seating area, whichever is greater.
- To allow Coventry Plaza to have 109 spaces instead of 124 spaces, a variation of 15 spaces.

### **Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which permits which allows for existing and future commercial, service and office uses. The following goal is applicable to this request:

#### Land Use – Commerce

**Goal: Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.**

This can be accomplished with the following supporting action:

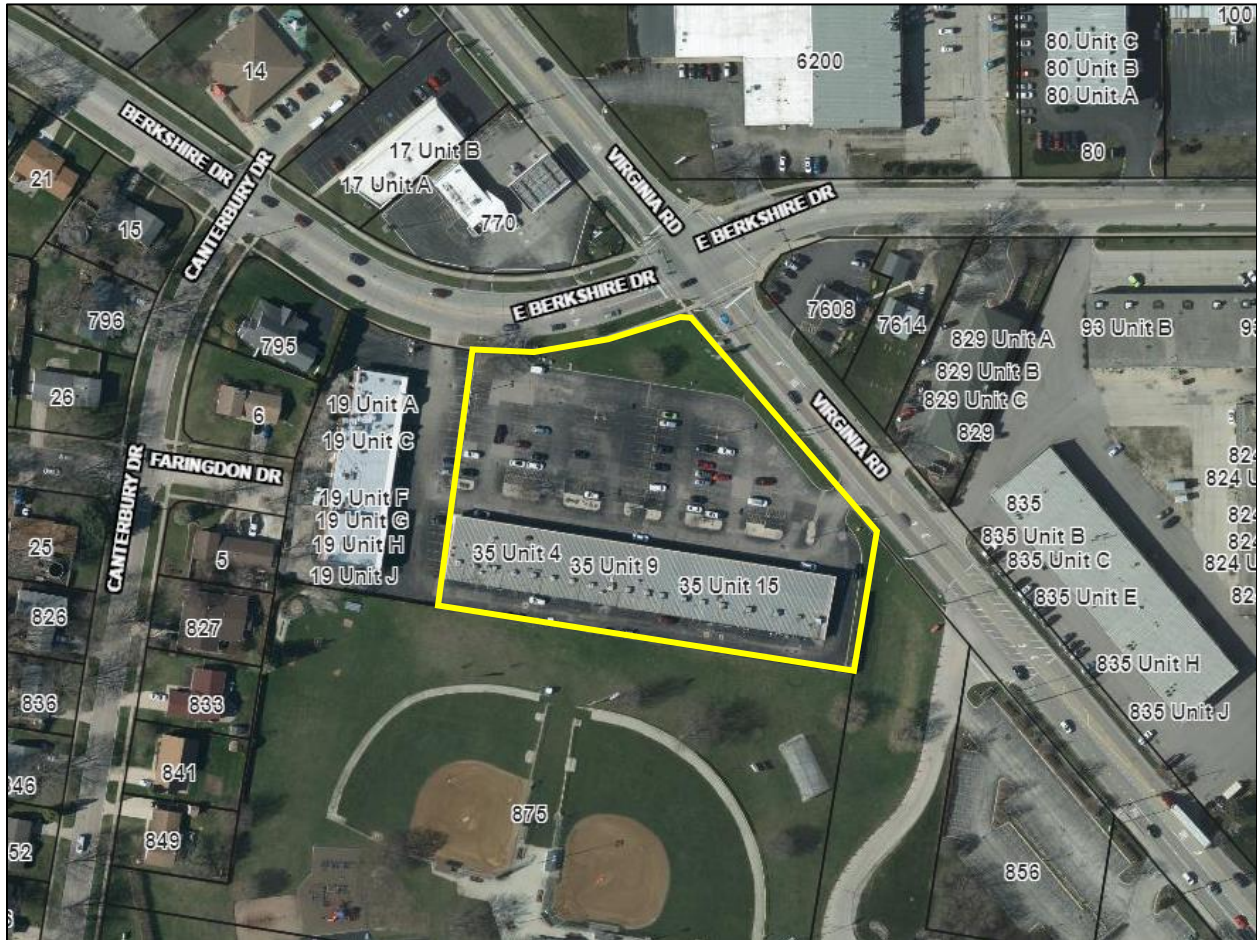
**Supporting Action:** Promote, retain, and attract businesses that provide a diverse tax base.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Andres Aguilar, dated 09/13/2023, received 09/14/2023)
  - B. Floor Plan (Andres Aguilar, received 09/14/2023)
  
2. The Petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ Map  
35 E. Berkshire Drive



# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: LA FONDA REMODEL PROJECT unit 10+11

### Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

### Petitioner Information

Name: ANDRES AGUILAR  
Address: 627 NOTTINGHAM  
LN CRYSTAL LAKE IL  
Phone: 815 404-0209  
815 403 6126  
Fax: \_\_\_\_\_

### Owner Information (if different)

Name: BOB LAMPA  
Address: \_\_\_\_\_  
Phone: 847 8456303  
Fax: \_\_\_\_\_

E-mail: andresaguiar1129@hotmail.com E-mail: \_\_\_\_\_

### Property Information

Project Description: COMBINING UNITS TO MAKE RESTROOMS  
AND SEATING FOR DINE IN RESTAURANT

Project Address/Location: 35 BERKSHIRE DR CRYSTAL  
LAKE IL UNIT #10

PIN Number(s): \_\_\_\_\_

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

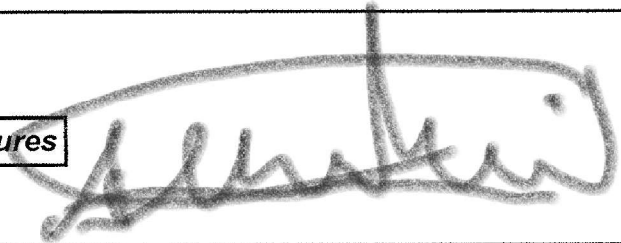
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**



09/ 13 / 2023

PETITIONER: Print and Sign name (*if different from owner*)

Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



Northwest Herald

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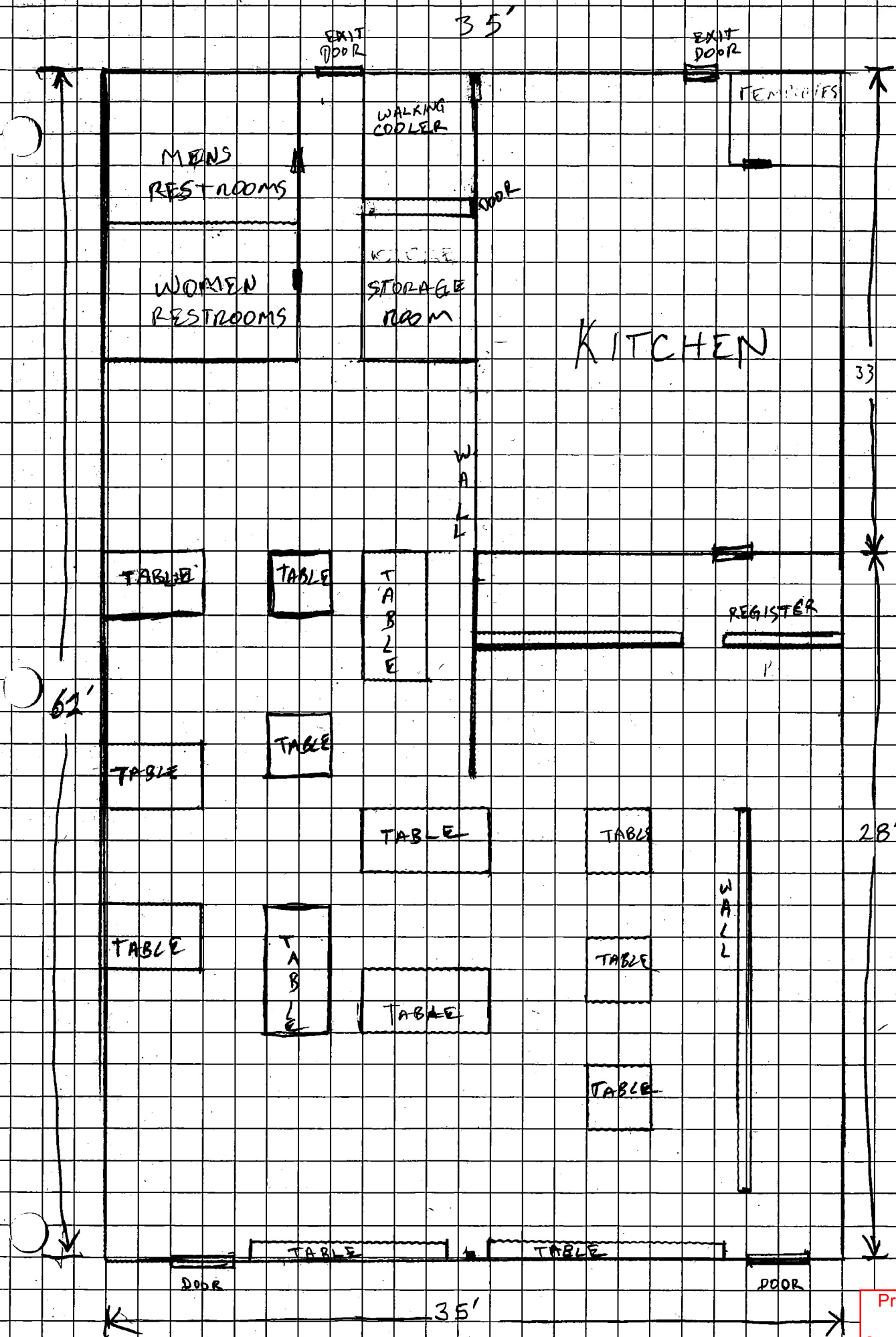
Saturday, November 18, 2023

## Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Antojitos Mexicanos La Fonda LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Andres Aguilar, representing Antojitos Mexicanos La Fonda, for a Final Planned Unit Development Amendment and Variation, relating to the property known as Coventry Plaza at 35 E. Berkshire Drive in Crystal Lake, Illinois 60014. PIN: 19-08-426-010. This application is filed for the purpose of seeking an amendment to the approved use list for Coventry Plaza Final Planned Unit Development to allow a sit-down restaurant, a Variation from the required parking of 132 spaces to allow 109 spaces, a variation of 23 spaces, and any other changes or variations as presented at the hearing, pursuant to Ordinance No. 2563 and Article 2, 4 and 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, December 6, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald November 18, 2023) 2124626

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Proposed number of seats: 64



Proposed hours of operation:  
Sun-Thurs 10am-8pm  
Fri & Sat. 10am-1pm